Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Andreas Albert
Affiant

Subscribed and sworn to before me, this 31st day of January, 2005.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 02/15/05 13:15 2 pgs
Fees:13.00 Taxes:329.30
20050215-0017142

03-0501-32443

Address of New Owner:	Send Tax Bills to:	Tax Information
Andreas Albert 1207 and 1209 14th Avenue South Nashville TN 37212	New owner	105-01-0 255.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anita Yvonne Lockridge, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andreas Albert, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:

Being the southerly 24 feet of the westerly part of Lot No. 17 and the northerly 14 feet of the westerly part of Lot No. 18 on the Map, Cotton and Moore's Subdivision of the Lot No. 26 in O. B. Hayes Rokeby Addittion, of record in Book 332, Page 162, Register's Office for said County.

Said part of Lots No. 17 and 18 adjoin and front together 38 feet on the westerly side of 14th Ave. South, as widened, and run back between paralell lines 159 feet, more or less, to an alley, said Register's Office.

Being the same property conveyed to Anita Yvonne Lockridge by deed from Jack B. Cook Jr. of record in Book 11496, Page 28, Register's Office for Davidson County, Tennessee, and by Deed from Jack B. Cook, Jr., and wife, Barbara Howse, of record in Book 11496, Page 31.

TRACT II:

Land in Davidson County, Tennessee, being in the northerly 22 feet of Lot No. 19 and the southerly 16 feet of Lot No. 18 in Cotton and Moore's Subdivision of the Lot No. 26 in O.B. Hayes Rokeby Plan, as of record in Book 332, Page 162, Register's Office for said County.

Said parts of Lots adjoin and front together 38 feet on the west side of 14th Avenue south and extend back westerly between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Anita Yvonne Lockridge by deed from James Smithson of record in Book 11572, Page 964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1207 and 1209 14th Avenue South, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of January, 2005.

Anita Yvonne Lockridge

Anita Yvonne Lockridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita Yvonne Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of January, 2005.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission expires 03/14/05